

HISTORIC AND DESIGN REVIEW COMMISSION

May 4, 2016

Agenda Item No: 9

HDRC CASE NO: 2016-136
ADDRESS: 2051 W GRAMERCY PLACE
LEGAL DESCRIPTION: NCB 1932 BLK 39 LOT 13
ZONING: R6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Lorraine Ytuarte
OWNER: Lorraine Ytuarte
TYPE OF WORK: New Construction of an accessory structure
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to build a 390 square foot accessory building with stucco siding and a shed roof.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

2. Building Massing and Form

A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
- ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

- i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

FINDINGS:

- a. This request was heard by the HDRC on April 20th, 2016, at which the applicant withdrew her application in order to gather drawings that included more details of her proposal.
- b. The applicant is proposing to build a 390 square foot rear accessory building with stucco siding and a shed roof with composition shingles, and one side open facing the existing pool. The applicant is replacing a rear accessory structure that was built in 2004, and was recently destroyed in a fire.
- c. In regards to massing and form, the Guidelines state that new outbuildings should be visually subordinate to the principal structure. The new structure will be 8’-6” in height, and is subordinate to the house. This is consistent with the Guidelines.
- d. In regards to orientation, the Guidelines for New Construction 5.B. state that new outbuildings should match the orientation found along the block. Staff finds that other properties along the block have rear accessory structures along the rear property line. Staff finds the proposal consistent with the Guidelines.
- e. In regards to setback, the Guidelines for New Construction 5.B.ii. state that new outbuildings should follow historic setback patterns. Staff finds that the setbacks are consistent with those on the block. The applicant is aware of the permitting process and variance process required.
- f. In regards to lot coverage, the Guidelines for New Construction 2.D. state that new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The applicant is proposing that the accessory building be 30 foot wide and 13 foot deep, detached from primary structure. Staff found that other outbuildings along the block have similar lot coverage. The proposal is consistent with the Guidelines.
- g. The applicant is proposing to build an accessory building with a shed roof with composition shingles, and install light tan stucco siding to the exterior and interior. Staff made a site visit on April 12th, 2016, and found that there are other stucco outbuildings with flat or shed roofs in the historic district. This is consistent with the Guidelines for New Construction that state that new outbuildings should relate to the period of construction on the block.

RECOMMENDATION:

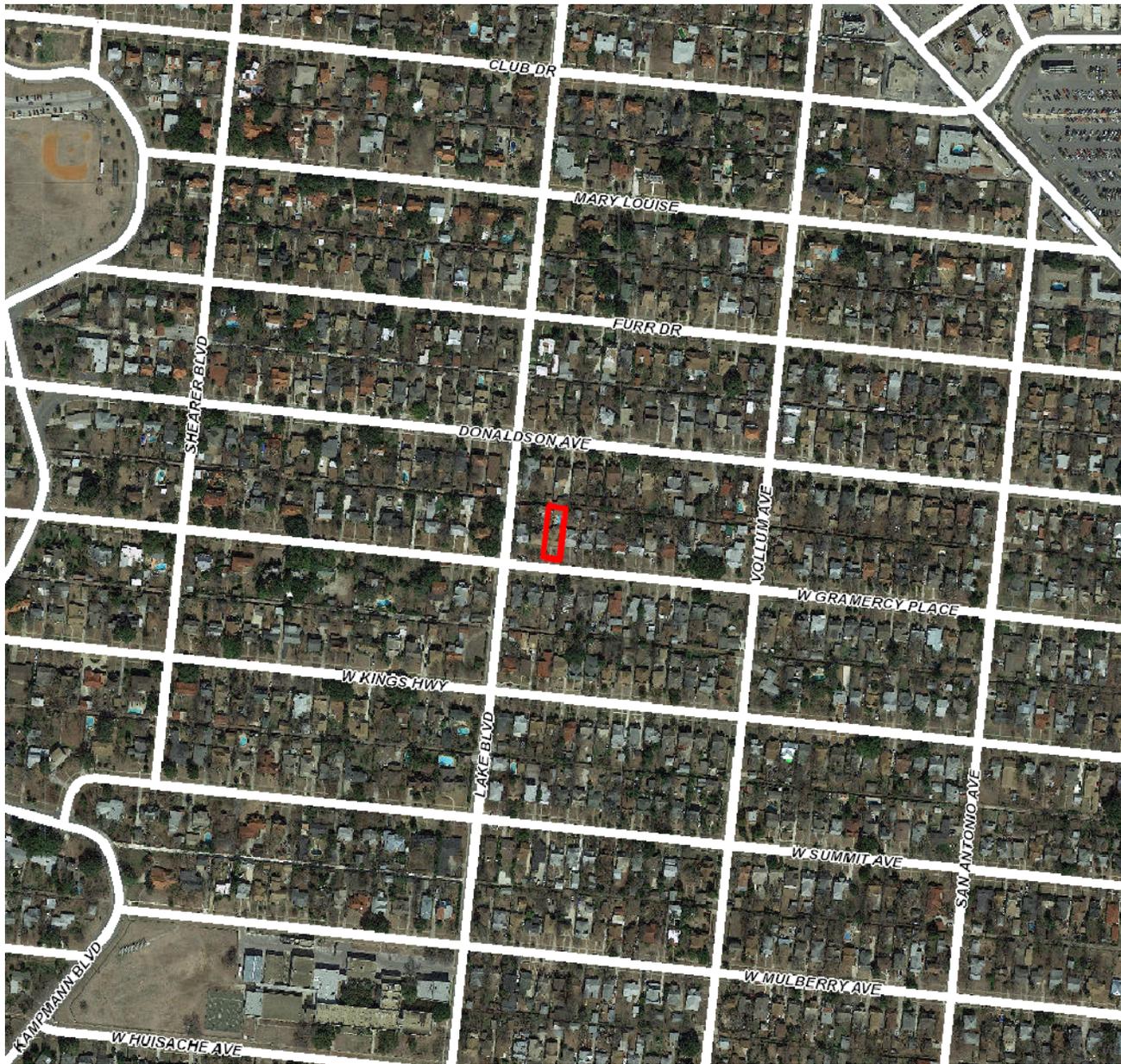
Staff recommends approval as submitted based on findings a through g.

CASE MANAGER:

Lauren Sage

CASE COMMENTS:

The proposed accessory structure will be located where a previous garage existed. Development Services has confirmed that because the rear accessory structure is replacement in-kind, and is not a dwelling, only a site plan is required to obtain a permit. However, the UDC Sec. 35-B129 requires drawings for a certificate of appropriateness. According to the applicant, the structure destroyed in a fire. According to Bexar County Appraisal District, the rear accessory structure was built in 2004. Work started prior to receiving a Certificate of Appropriateness. The application fee for work done without an approval has been paid.

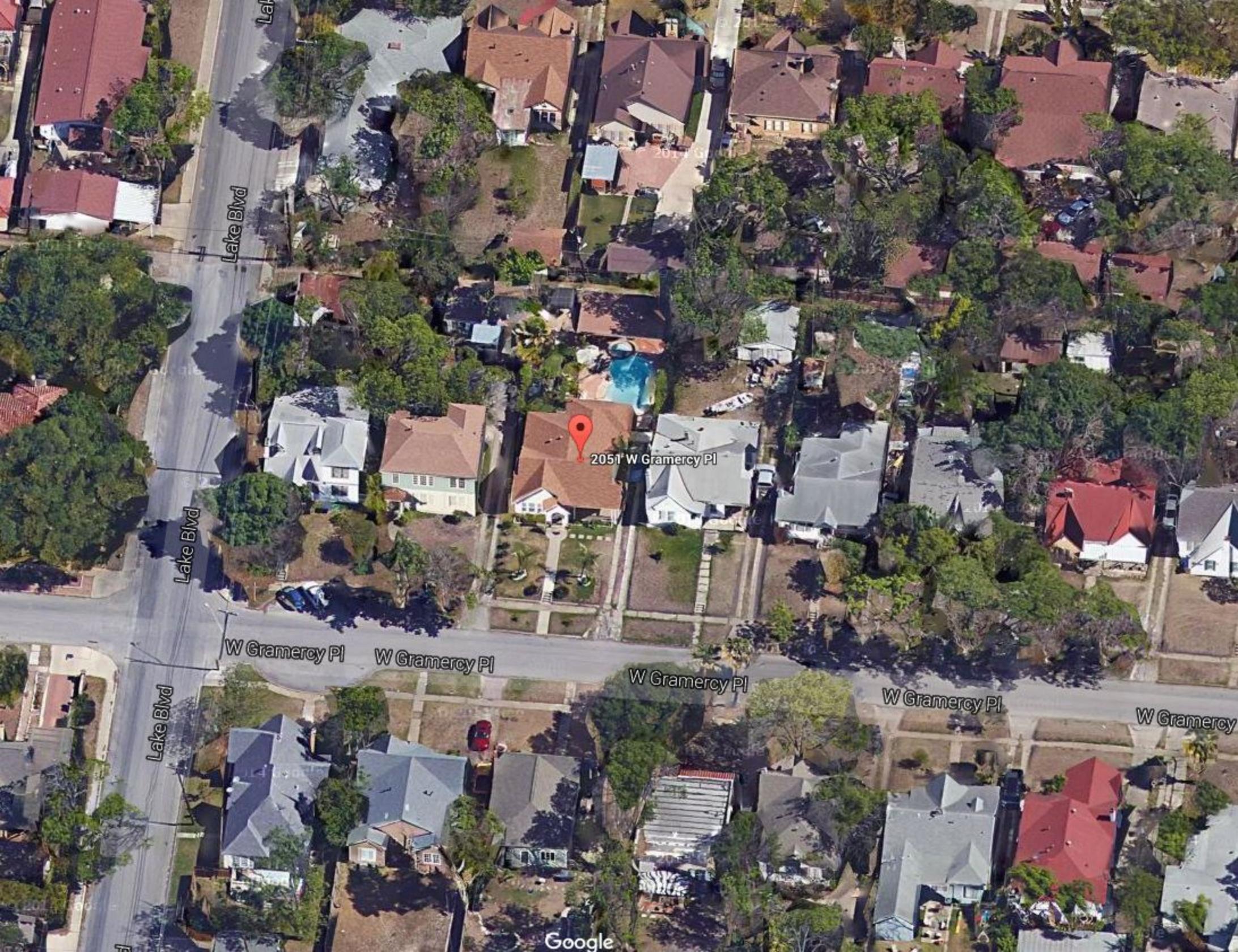


Flex Viewer

Powered by ArcGIS Server

Printed: Apr 11, 2016

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2051 W Gramercy Pl

W Gramercy

Lake Blvd

Lake Blvd

Lake Blvd

Google



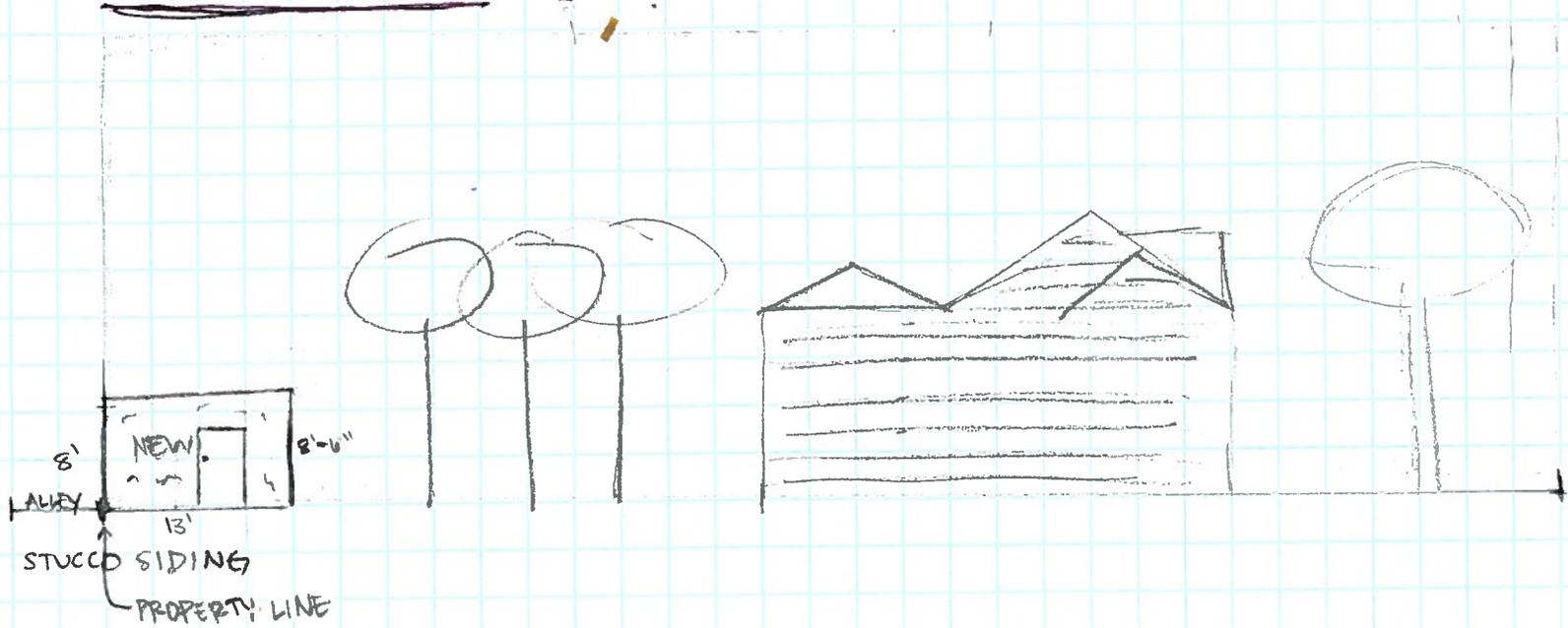
2051



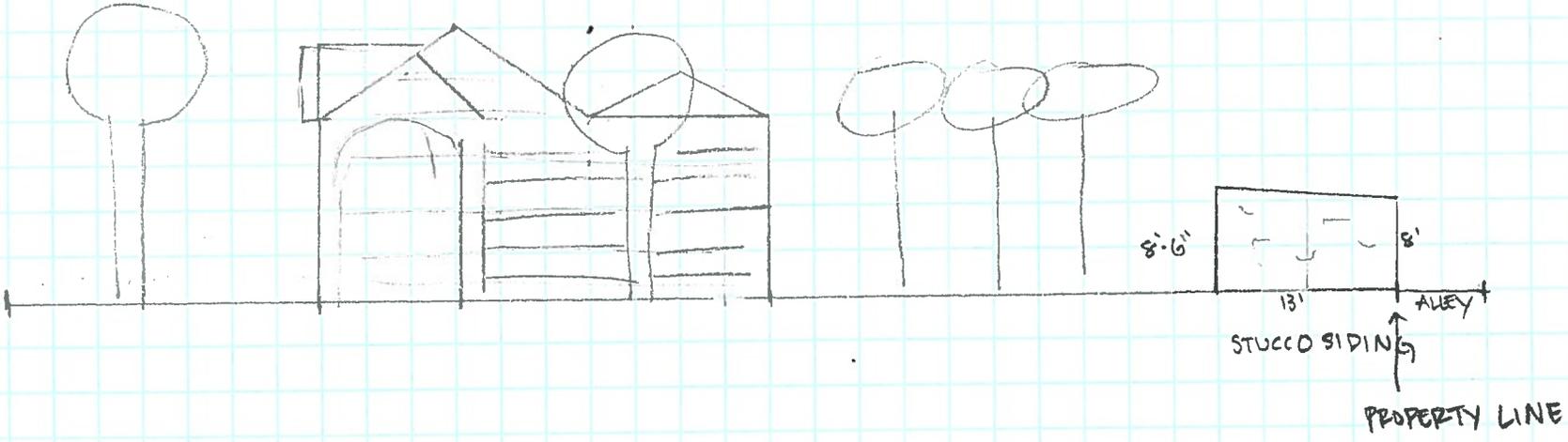




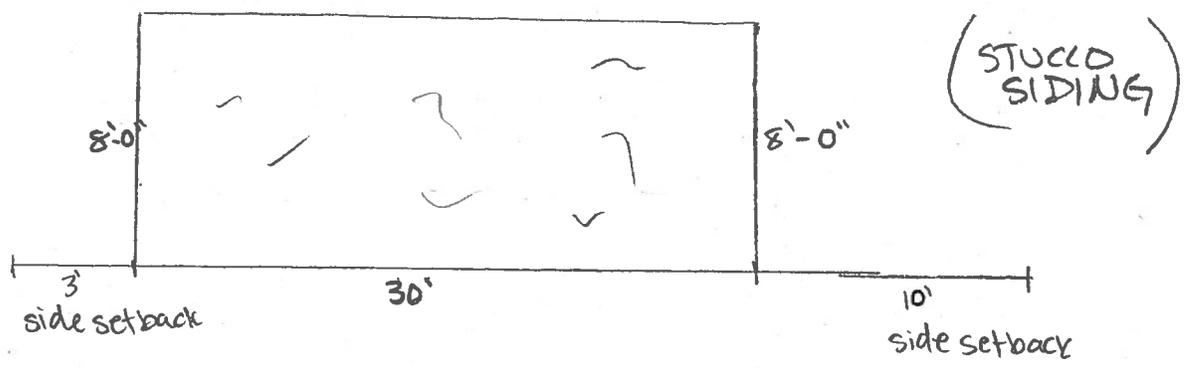
LEFT ELEVATION



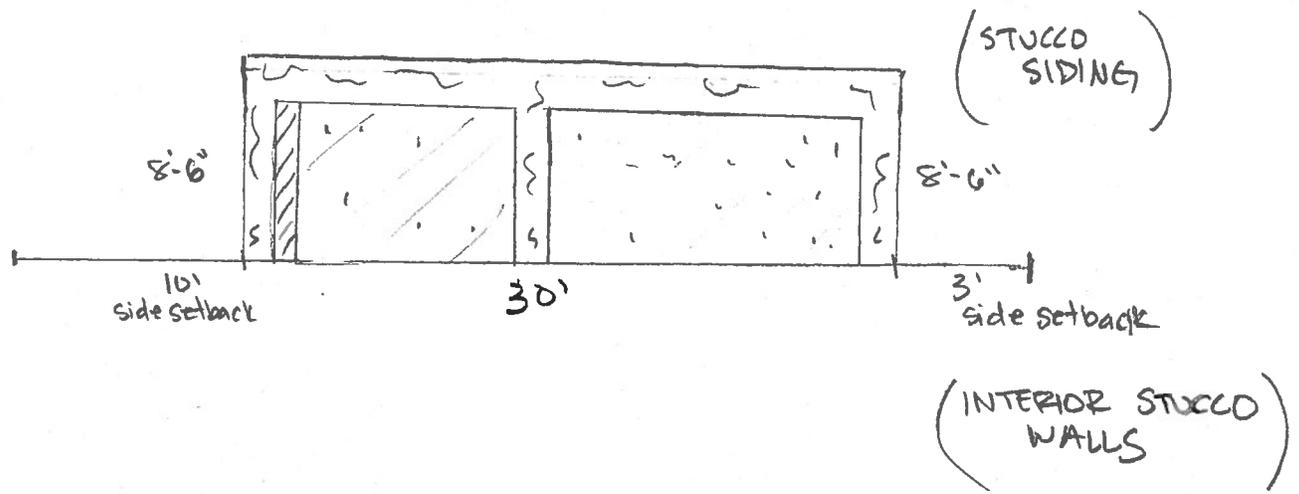
RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION



**PLOT PLAN
FOR BUILDING PERMITS**

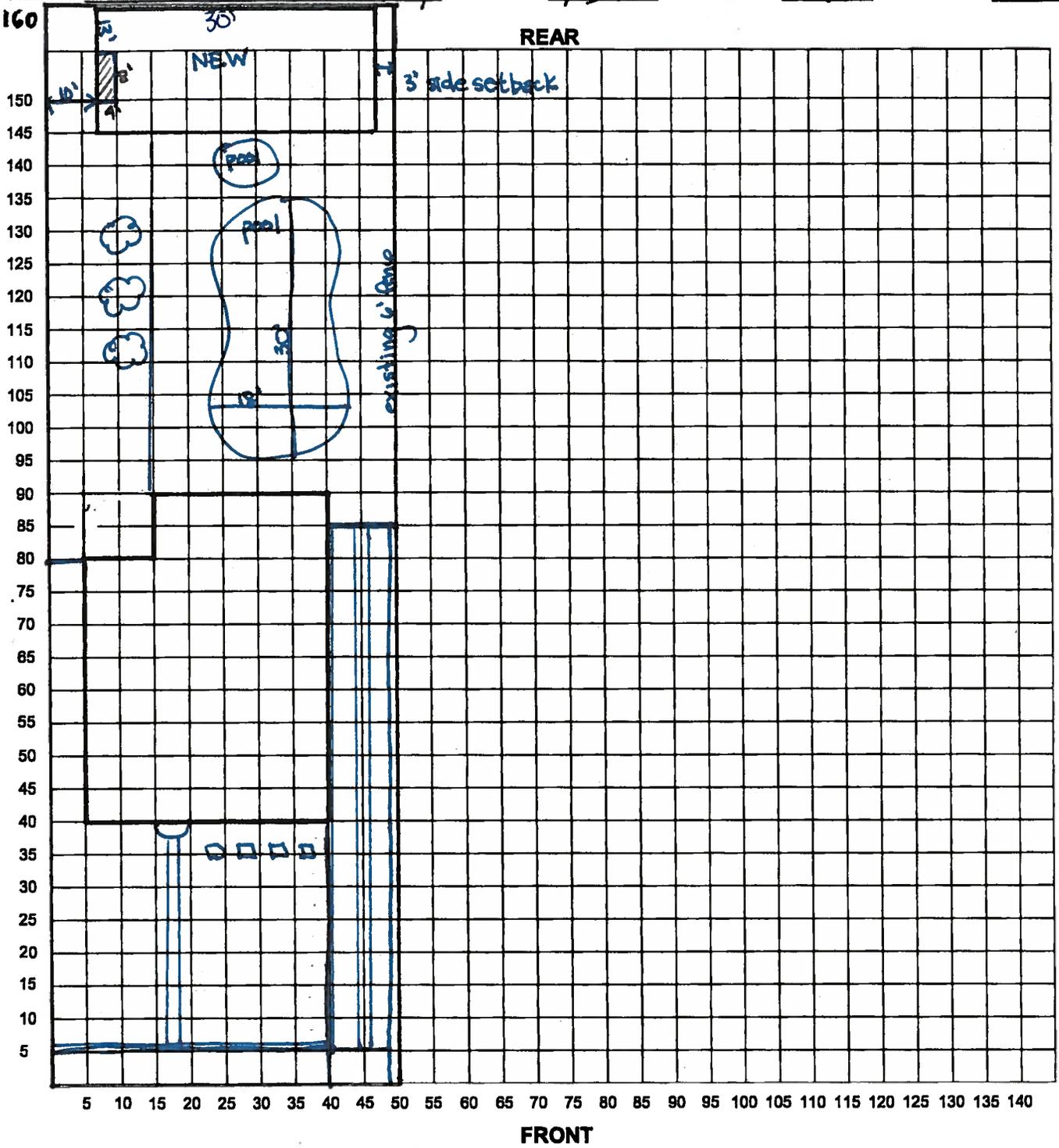
Address: 2051 W. Gramercy

Lot: 13

Block: 39

NCB: 1932

PROPERTY LINE



I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Date: 4-20-16

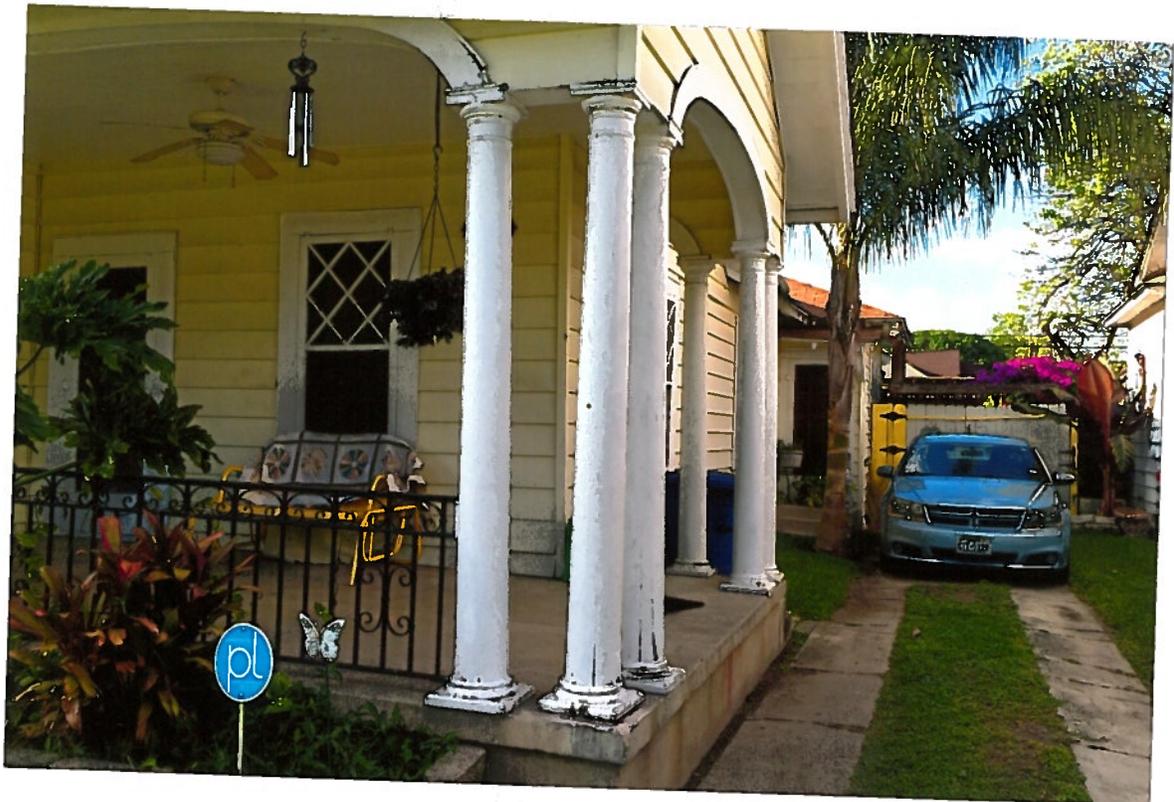
Signature of Applicant: *J. S. [unclear]*



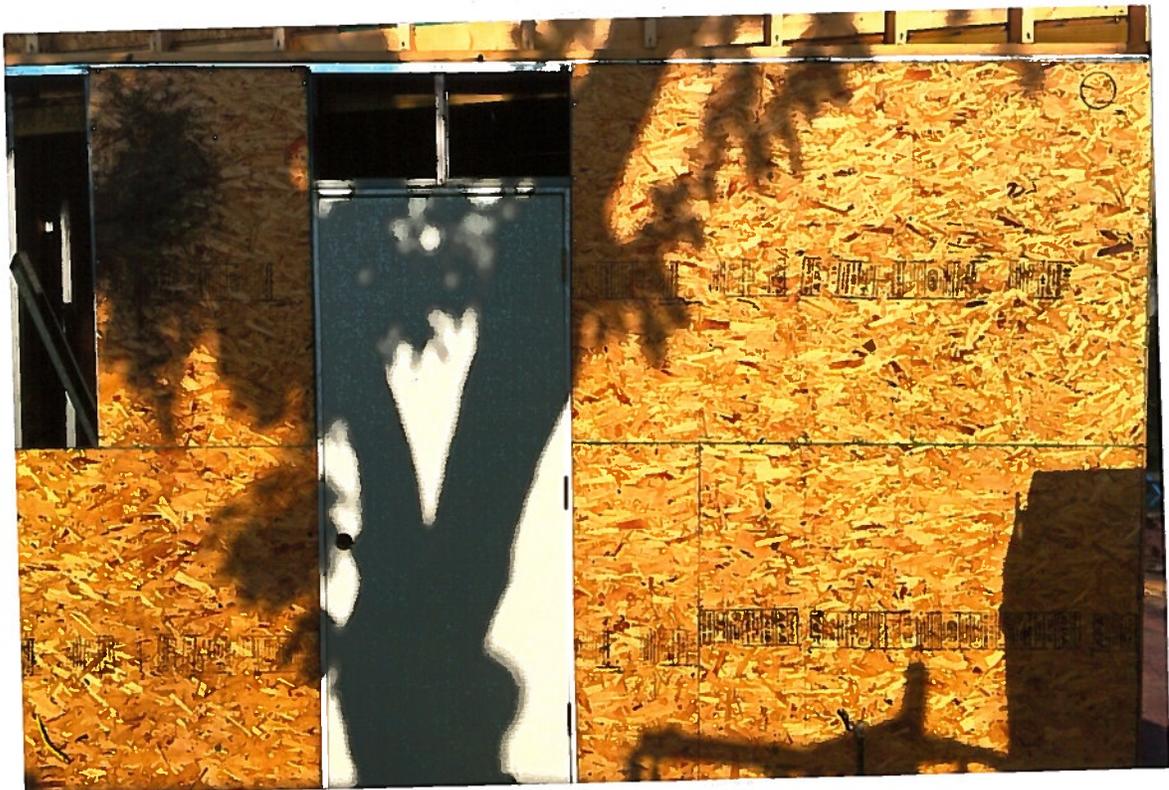
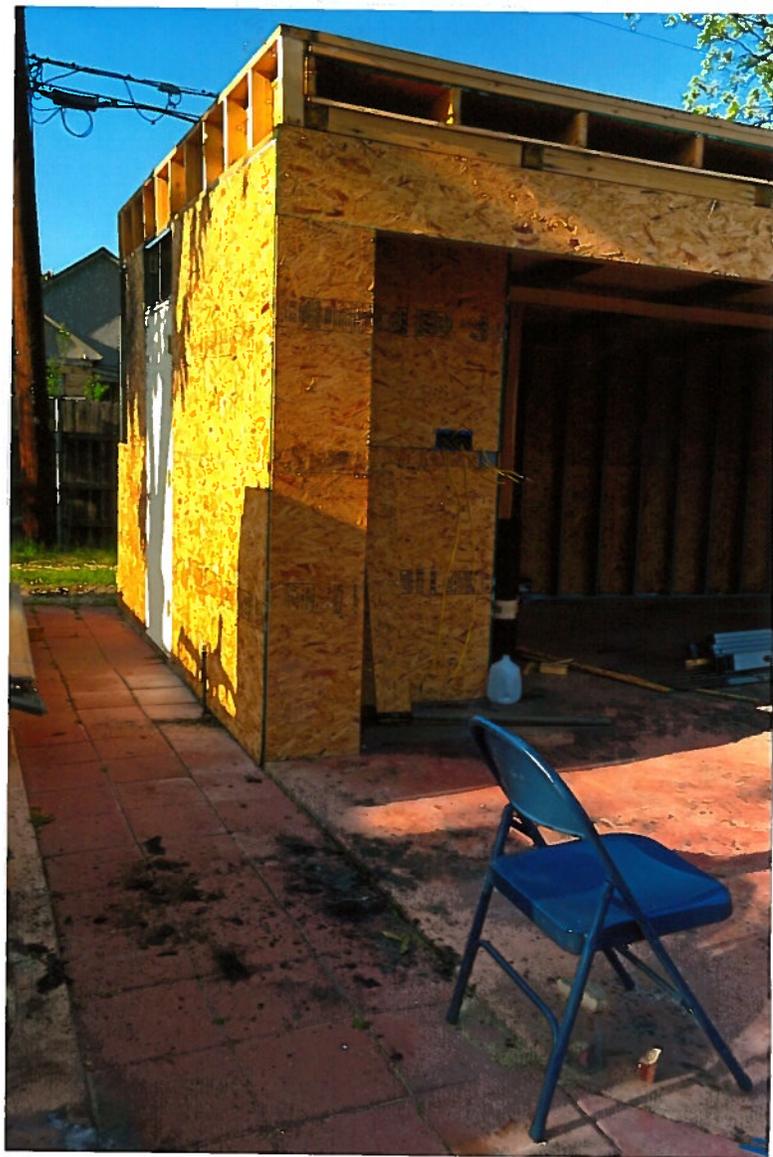




View from driveway/street



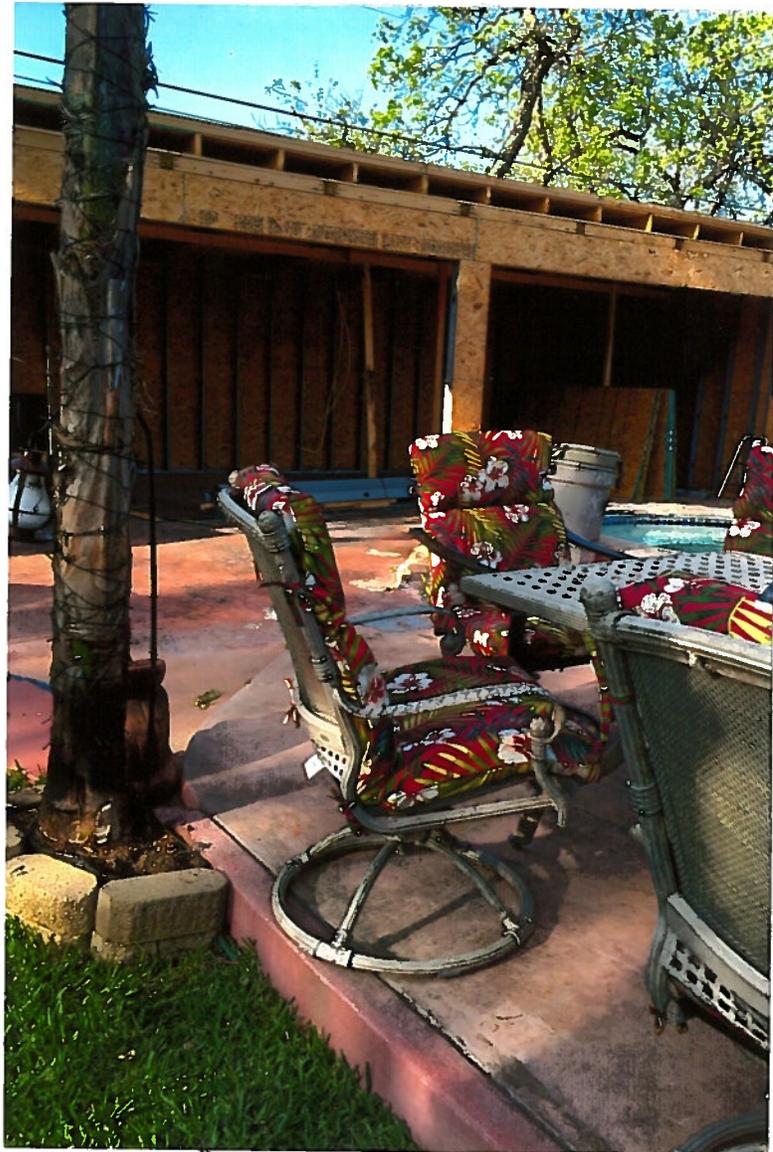
EAST
WALL

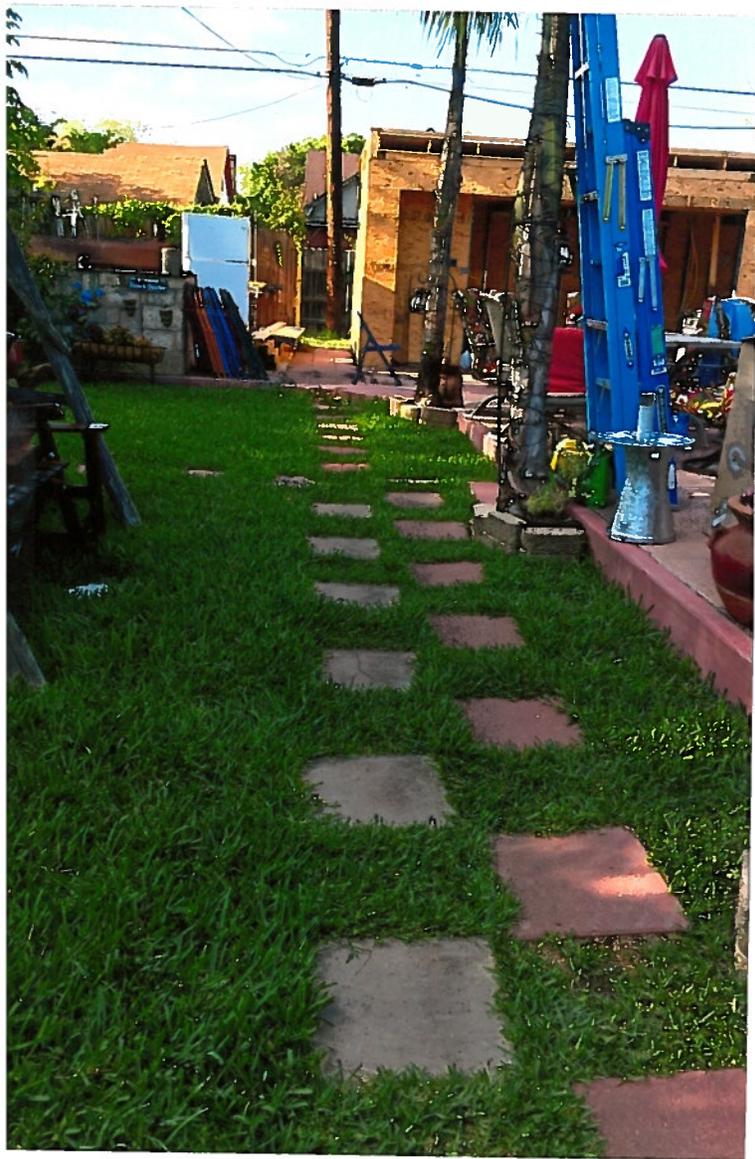


Stucco - material to be used

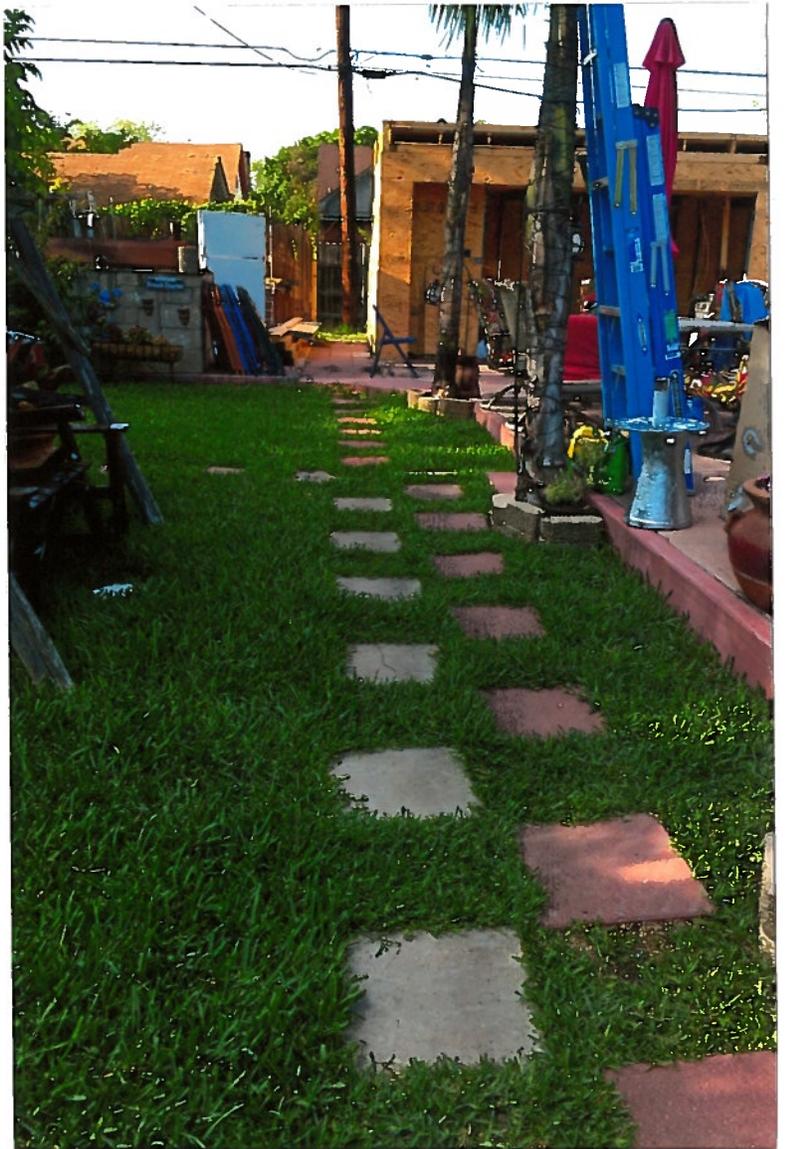


View
from
gate





View from
backdoor



Rear
WALL

ALLEY



EXISTING OUTBUILDING ALONG THE BLOCK



PROPERTY ACROSS THE STREET

